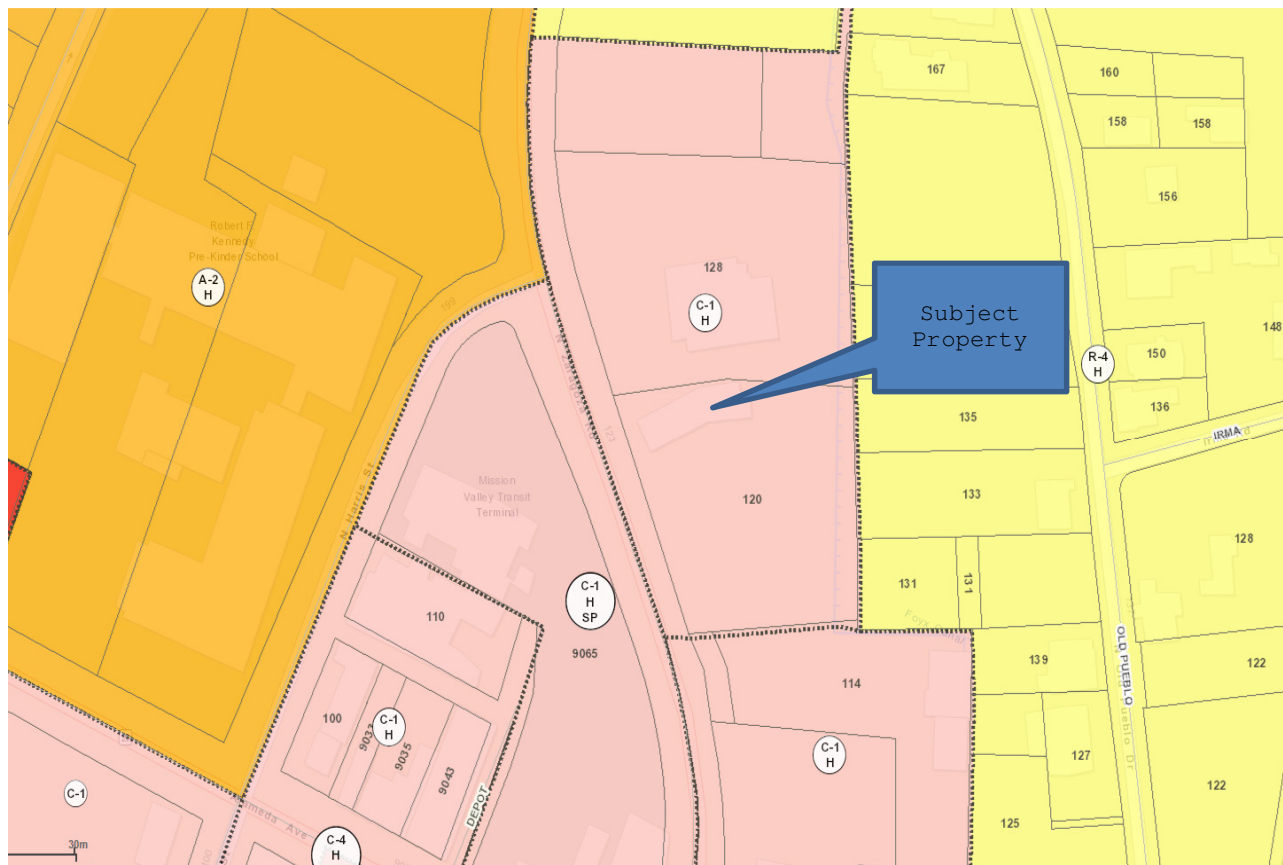




PHAP18-00001

Date: January 8, 2018
Application Type: Certificate of Appropriateness
Property Owner: Albert Nabhan
Representative: Ray Marquez
Legal Description: 90 Government Hill 27 to 29, City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 120 N. Zaragoza Road
Representative District: #6
Existing Zoning: C-1/H (Commercial/Historic)
Year Built: 1945
Historic Status: Contributing
Request: Certificate of Appropriateness for the construction of a metal shade canopy on the secondary façade
Application Filed: 12/18/2017
45 Day Expiration: 2/1/2018

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a metal shade canopy on the secondary façade

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

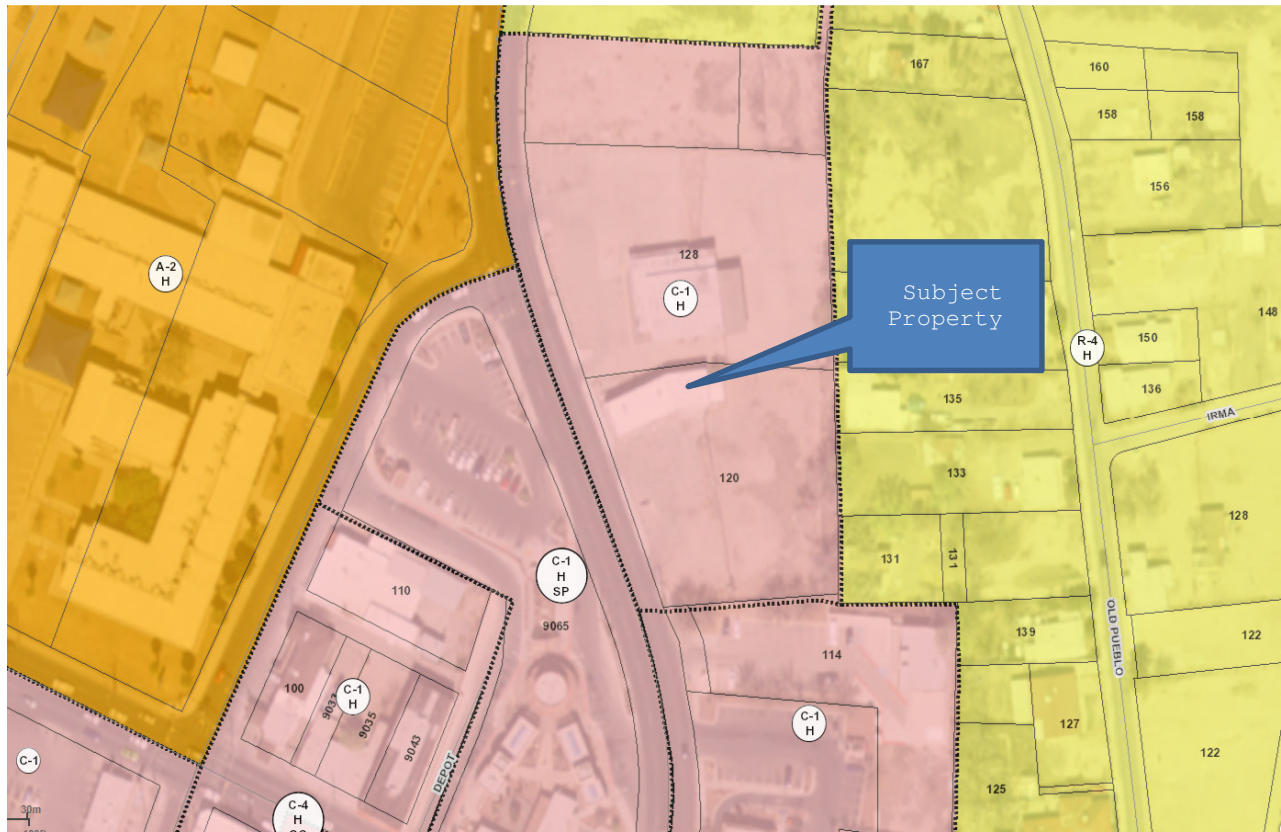
The Ysleta Historic District Design Guidelines recommend the following:

- Place the parking area where it will have minimal visual impact on the area.
- Commercial parking should generally be located to the rear of the property.
- Parking areas should not be placed in front or side yards.
- New additions should be planned so that they are constructed to the rear of the property or on a “non-character defining elevation.” According to the Standards for Rehabilitation, new additions should be designed and constructed so that the character-defining features of buildings are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation.
- Do not add on top of an original historic structure. Rather, add to a more recent addition, or start a new one-to-two story addition on the side or rear of the building.
- Additions should complement the original structure, but not necessarily attempt to duplicate or copy it. The older structure should be identifiable from the new addition.

The Secretary of the Interior’s Standards for Rehabilitation recommend the following:

- New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

AERIAL MAP



12/14/2017